



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

**NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA REAL ESTATE COMMISSION**

NOVEMBER 18, 2009

The Nevada Real Estate Commission will conduct a meeting beginning **WEDNESDAY, NOVEMBER 18, 2009 beginning at 9:00 A.M. and will continue until the Commission concludes its business** at the following locations:

NOVEMBER 18, 2009
SAWYER BUILDING
555 E WASHINGTON AVE
ROOM ROOM 4412
LAS VEGAS, NV 89101

NOVEMBER 18, 2009
LEGISLATIVE BUILDING
401 S. CARSON ST
ROOM 3137
CARSON CITY, NV 89701

NOVEMBER 18, 2009
GREAT BASIN COMMUNITY COLLEGE
1500 COLLEGE PARKWAY
LUNDBERG HALL ROOM 114
ELKO, NV 89801

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to ten minutes per person at the discretion of the Chairperson.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Linda Pierson at (702) 486-4074, so arrangements may be conveniently made.

*** Denotes potential action item**

1. COMMISSION/DIVISION BUSINESS

- A) Introduction of Commissioners in Attendance.
- B) SWEARING IN OF COMMISSIONER RICHARD JOHNSON.
Commissioner Johnson will be sworn in by administration of the Oath of Office.
- C) Introduction of Division Staff in Attendance.
- D) *Discussion and possible action to approve minutes of the September 22-23, 2009 meeting.
- E) *Discussion and possible action to approve minutes of the August 13, 2009 education meeting.
- F) Discussion regarding Attorney General Case Status Report.
- G) Discussion regarding the Disciplinary Report.
- H) Discussion regarding Administrative Sanction report.
- I) Discussion regarding the Compliance Section's current caseload report.
- J) Discussion regarding report from the Education/Information Officer on:
 - 1. Prelicensing exam pass scores and pass rates for approved schools including, by specified delivery methods, as applicable.
- K) *Discussion and possible action regarding:
 - 1. Revisions to the Nevada Law and Reference Guide.

- L) *Discussion concerning revisions to the Residential Disclosure Guide, including but not limited to open range disclosure pursuant to Senate Bill 106.
- M) Report from Education Program Officer regarding audits of continuing education courses.
- N) Discussion regarding Administrator's report on:
 - 1. Personnel
 - 2. LCB Audit
 - 3. Fiscal Year 09 year end licensing statistics
 - 4. Fiscal Year 09 year end compliance caseload statistics
- O) Report on Association of Real Estate License Law Officials (ARELLO) conference October 22-25, 2009.
- P) *Discussion and possible action regarding proposed regulatory changes to NAC 645, including but not limited to regulations for:
 - 1. Senate Bill 230 (2009) Legislative Session concerning change from two to four year licensing renewal period.
- Q) *Discussion and possible action regarding brokers doing business under multiple business names under a common brokerage license.
- R) *Discussion and possible action regarding satellite offices and whether each office should have a broker.
- S) *Discussion and possible action on date, time, place & agenda items for upcoming meetings.
- T) Commissioner Comments.

2. ***DISCIPLINARY ACTION**

- 1. NRED v. Julie Reichardt
Case Nos. N07-06-01-053 and REN08-03-03-030
License No. B.0017013.CORP and PM.0117013

3. *** WORKSHOP**

11/18/09 @ 10:30 a.m. REGULATION WORKSHOP FOR LCB FILE No. R157-08:

Workshop by the Nevada Real Estate Commission to adopt proposed regulations known as LCB File No. R0157-08 which establishes the following:

- <A REGULATION relating to real estate;
- <Requiring the Real Estate Division of the Department of Business and Industry to provide on its website certain information concerning courses that satisfy educational requirements for holders of a license, permit, certificate or registration issued by the Division;
- <Authorizing certain persons to electronically transfer to the Division's website certain information concerning credits obtained for continuing education and postlicensing education courses;
- <Revising the educational requirements for the renewal of a license of a real estate broker, real estate broker-salesman and real estate salesman whose license has been placed on inactive status; and
- <Providing other matters properly relating thereto.

4. ***EDUCATION -**

DISCUSSION AGENDA EDUCATION COURSES

NEW REAL ESTATE PRE- LICENSING EDUCATION COURSES

- 1. American Career Institute
"Nevada Salesperson Pre-License"
Request: 90 Hours Correspondence

2. Kaplan Professional Schools
 "Modern Real Estate Practice-National"
Request: 72 Hours Correspondence
3. Kaplan Professional Schools
 "Modern Real Estate Practice-Nevada State Supplement"
Request: 18 Hours Correspondence

NEW REAL ESTATE POST- LICENSING EDUCATION COURSES

4. Reno / Sparks Association of Realtors
 "Contracts and Buyer Representation"
Request: 4 Hours Classroom
5. American Career Institute
 "Nevada Post Licensing Education"
Request: 30 Hours Classroom

NEW REAL ESTATE CONTINUING EDUCATION COURSES

6. Premier Properties of Nevada, Inc.
 "Reconciliations a General Overview of Tenancies"
Request: 3 Hours Property Management Classroom
7. Distressed Property Institute, LLC
 "Certified Distressed Property Expert"
Request: 12 Hours General Classroom
8. Scobee, Nancy J.
 "NAC / NRS 645 Update 2009"
Request: 3 Hours Law & Legislation Classroom
9. Arens & Arens, Inc.
 "Property Management – Things You Should Know"
Request: 3 Hours Property Management Classroom
10. Arens & Arens, Inc.
 "Nevada Law & Legislation – Things You Should Know"
Request: 3 Hours Law & Legislation Classroom
11. Seminars-4-Success
 "Negotiating Techniques for Real Estate Licensees"
Request: 3 Hours Personal Development Internet
12. Seminars-4-Success
 "Homeloan Modification Program"
Request: 3 Hours General Internet
13. McKissock, LP
 "Nevada Agency Law"
Request: 3 Hours Agency Internet
14. McKissock, LP
 "Nevada Real Estate Ethics and Standards of Professional Conduct"
Request: 3 Hours Ethics Internet

15.	McKissock, LP "Real Estate Ethics and Communication"	Request: 3 Hours	Ethics	Internet
16.	McKissock, LP "Safety Precautions for Real Estate Professionals"	Request: 3 Hours	General	Internet
17.	McKissock, LP "Closing Procedures and Settlement Costs"	Request: 4 Hours	General	Internet
18.	Landlord Defense Bureau, LLC "Foreclosure & Short Sale Contracts"	Request: 3 Hours	Contracts	Classroom
19.	Landlord Defense Bureau, LLC "True Agency"	Request: 3 Hours	Agency	Classroom
20.	CCIM Institute "Cost Segregation"	Request: 3 Hours	General	Classroom
21.	CCIM Institute "Troubled Assets Workshop"	Request: 7 Hours	General	Classroom
22.	Americana School of Real Estate "Completing the Listing Contract"	Request: 3 Hours	Contracts	Classroom
23.	Americana School of Real Estate "Writing and Presenting the Offer to Purchase"	Request: 3 Hours	Contracts	Classroom
24.	National Real Estate Institute, Inc. "Marketing the Fundamentals for Real Estate Professionals"	Request: 3 Hours	General	Classroom
25.	National Real estate Institute, Inc. "How to Close a Deal"	Request: 3 Hours	Contracts	Classroom
26.	National Real Estate Institute, Inc. "Staying Out of Trouble"	Request: 3 Hours	Agency	Classroom
27.	Real Estate School of Nevada "Foreclosures Process and REO Properties"	Request: 3 Hours	General	Correspondence

28.	Real Estate School of Nevada "Agency and Nevada Law" Request: 3 Hours Correspondence	Agency/Nevada	Law & Legislation
29.	Real Estate School of Nevada "Short Sale and List Agent" Request: 3 Hours	General	Correspondence
30.	The CE Shop, Inc. "Nevada Legal Issues 2009" Request: 3 Hours	Law & Legislation	Internet
31.	The CE Shop, Inc. "Short Sale and Foreclosure Risk Management" Request: 3 Hours	Law & Legislation/Contracts	Internet
32.	Reno/Sparks Association of Realtors® "Contracts in Today's Market" Request: 4 Hours	Contracts	Classroom
33.	Greater Las Vegas Association of Realtors® "Risk Management Update 2009" Request: 3 Hours	Contracts	Classroom
34.	Key Realty School LLC "Nevada Legal Update #3" Request: 3 Hours	Law & Legislation	Correspondence
35.	Corporate Credibility, LLC "Correcting the Mystery of Corporation / LLC for the Real Estate Professional" Request: 3 Hours	Personal Development	Classroom
36.	American Career Institute "2009 Legislative Law Changes" Request: 3 Hours	Law & Legislation	Correspondence
37.	Law Seminars International "Real Estate Workouts & Remedies" Request: 7 Hours	General	Classroom
38.	Collaborative Continuing Education Council, Inc. "Divorce This House: the Better Way to Deal With Real Estate During Divorce" Request: 7 Hours	General	Classroom
39.	All American Home Inspection "Home Inspectors: Deal Killers or Your Best Friends" Request: 3 Hours	General	Classroom
40.	360 Training.com, Inc. "Professional Property Management" Request: 4 Hours	Property Management	Internet
41.	State Continuing Education, Inc. "Contract Law - Nevada" Request: 3 Hours	Contracts	Correspondence

- | | | | | |
|-----|--------------------------------------------------------------------------------------------------|--------------------------|-------------------|-----------|
| 42. | Realty One Group
"Back to the Basics – How to Not Get Sued – Review of Nevada & Federal Laws" | Request: 3 Hours | Ethics | Classroom |
| 43. | Pioneer School of Real Estate
"Law Update and Review" | Request: 3 Hours | Law & Legislation | Classroom |
| 44. | Lionsgate Financial Network, Inc.
"REO Listing Agent / BPO Valuation Certification" | Request: 6 Hours | General | Classroom |
| 45. | Society of Industrial and Office Realtors
"2009 SIOR Fall World Conference" | Request: 8 Hours | General | Classroom |
| 46. | Still Training, Inc.
"Certified Investment Analyst / Course 1" | Request: 15 Hours | General | Classroom |
| 47. | Van Education Center
"Taxation in Real Estate" | Request: 6 Hours | General | Internet |
| 48. | Van Education Center
"Finance in Real Estate" | Request: 12 Hours | General | Internet |

REQUEST CHANGE IN HOURS

- | | | | | |
|-----|------------------------------------------------------------------|-------------------------|---------|-----------|
| 49. | Water Resources Association
"Advanced Water Rights in Nevada" | Request: 6 Hours | General | Classroom |
|-----|------------------------------------------------------------------|-------------------------|---------|-----------|

4. PUBLIC COMMENTS

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER.

5. *ADJOURNMENT

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
788 Fairview Drive, Suite 200
Carson City, NV 89701-5453

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89510

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Elko Board of REALTORS
355 5th Street
Elko, NV 89801

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Reno/Sparks Association
of REALTORS
5650 Riggins Court
Reno, NV 89502

Incline Village Board
of REALTORS
924 Incline Way, Suite 1
Incline Village, NV 89452

Nevada State Library
100 Stewart Street
Carson City, NV 89710

Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, NV 89101

Desert Mountain Realty
1060 Avenue F
Ely, NV 89301

Isom Realty & Insurance
P. O. Box 670
420 Third Street
Hawthorne, NV 89415

Century 21/Sonoma Realty
1099 W. Winnemucca Blvd
Winnemucca, NV 89445

Battle Mountain Realty
P. O. Box 1150
142 S. Reese Street
Battle Mountain, NV 89820

Action Realty
2050 S. Highway 160
Pahrump, NV 89048

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET PAGE: <http://www.red.nv.us>